

MCLAUGHLIN FELTON L
31183 PARADISE COMMONS #725
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0725-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																	
ELEMENT		CD		CONSTRUCTION										TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Floor		FITNESS CT		2 100										0045300				0						2000		2000		100		100		0				VALUATION BY											
Recreation		FITNESS CT		FITNESS CT 100										1		CONDO - 100%		- 2008				SQFT=806						HX Base Yr 2008						STANDARD													
Recreation		GAMEROOM		GAMEROOM 100																																Tax Group: 4											
Recreation		POOL		POOL 100																														Tax Dist:													
Location		INTERIOR		INTERIOR 100																														BUILDING MARKET VALUE													
View Lump Sum		TYPICAL		TYPICAL 100																														TOTAL MARKET OB/XF VALUE													
Balcony		FSP		FSP 100																														TOTAL MARKET VALUE													
Parking		OPEN		OPEN 100																														SOH/AGL Deduction													
Bedrooms				1 100																														ASSESSED VALUE													
Bathrooms				1 100																														TOTAL EXEMPTION VALUE													
Oth Rooms				2 100																														BASE TAXABLE VALUE													
User Defined		FIREPLACE		FIREPLACE 100																														TOTAL JUST VALUE													
																																		NCON VALUE													
																																		INCOME VALUE													
																																		PREVIOUS YEAR MKT VALUE													